

**ANGUS COUNCIL**

**Housing Committee - 15 January 2004**

**PROPOSED EXTENSION OF EXTERNAL PAINTER WORK CYCLE FOR  
ANGUS COUNCIL HOUSING**

**REPORT by DIRECTOR OF HOUSING**

**ABSTRACT**

This report relates to the proposed extension of the existing four-year external painter work cycle of Angus Council Housing properties to a five-year cycle and the incorporation of the pre-repaint repair work in each contract.

**1. RECOMMENDATION**

The committee is recommended to:

- (i) Extend the current four year painter work cycle to five years.
- (ii) to include pre-paint repairs in the painting contracts.

**2. CURRENT SITUATION**

The current situation is that required aspects of Council Housing are painted on a four-year cycle. Pre-repaint work, mainly joinery, is allocated to the Day-to-Day Unplanned Maintenance Contractors via works orders on a schedule of rates and day work basis. This should coincide with the repainting programme but occasionally difficulties arise in co-ordination the two contractors.

Combining both repairs and painting in the same contract will improve consistency, contract management and performance.

Contract procurement is carried out by the Property Services Department in conjunction with the Housing Department. In 2003 there were 13 contracts spread throughout Angus

**3. BACKGROUND**

- External painting (eg windows and doors) can be reduced in frequency to reflect improved materials with higher specification coatings.
- A recognition that the Council has, in recent years, carried out high specification window and door replacement programmes to a substantial number of houses.
- Health & Safety guidelines on use of ladders now requires scaffolding to be erected in many more situations.
- Incorporating pre-painter joiner work within painting contracts will avoid duplication of scaffolding costs, improve co-ordination and avoid delays.

- By linking required pre-painter maintenance with actual painter work, the Council will also reduce disruption for tenants etc on an ongoing basis.

**Advantages of the new painting cycle:-**

- Achieve a balanced annual painting programme of approximately 1,800 dwellings a year (previously around 2,250 a year);
- Work period to be further targeted out-with winter months;
- Could lead to a partnering arrangement (subject to future report).

**4. FINANCIAL IMPLICATIONS**

The annual cost of the proposed amended contract period will be contained within the current Planned Maintenance Painterwork budget. However, due to new Health and Safety legislation with regards to the use of ladders, it is anticipated significant increased cost will arise of approximately £155,000 per annum. This increase in the budget is the subject of a service development bid, part of the 2004/05 budget process.

Efforts will be made to recover cost from private owners who are jointly responsible for upkeep of property, i.e. communal entry door, windows and gutters/fascias.

Funding of all the work referred can be accommodated within the annual Planned Maintenance Budget.

**5. CONSULTATION**

In preparing this report, consultation has been undertaken with the Chief Executive, Director of Finance, Director of Law & Administration and Director of Property Services.

**6. HUMAN RIGHTS IMPLICATIONS**

There are no Human Rights implications arising from this report.

**7. CONCLUSION**

Given the situation as detailed, it is recommended the Council agree to extend the external painter work cycle of Angus Council Housing properties from a four-year to a five-year cycle commencing from 2004 and to include the pre-repaint repair work in each contract.

Ron Ashton,  
Director of Housing

Note:- No background papers, as defined by Section 50d of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information), were relied upon to any material extent in preparing this report.